Karen Johnson Davidson County
Batch# 1422749 DEEDWARR
05/20/2026 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,256.63
20260520-0045419

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $609,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aileen Bridget Sammon and Antony Mbarak Kisoro Kwanya	NEW OWNER	
(NAME)	(NAME)	072 11 4M 001.00
1417 Ann Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WHITE OAK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AILEEN BRIDGET SAMMON AND ANTONY MBARAK KISORO KWANYA, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1417 ANN STREET AND 2207 PENNINGTON AVENUE HOMES a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1417 ANN STREET AND 2207 PENNINGTON AVENUE HOMES, a Horizontal Property Regime, of record in Instrument No. 20210817-0110777, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Eagle Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Willie Jim Thompson, Jr. and Yolanda Thompson, as husband and wife, tenancy by the entirety, of record in Instrument No. 20210621-0083468, in the Register's Office of Davidson County, Tennessee, dated June 18, 2021, and recorded on June 21, 2021.

Being the same property conveyed to White Oak Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Eagle Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230508-0033736, in the Register's Office of Davidson County, Tennessee, dated May 03, 2023, and recorded on May 08, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2026-577

unimproved
This is improved x property, known as 1417 Ann Street, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of January, 2026

WHITE OAK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

RYAN MAXWELL, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ryan Maxwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of White Oak Investments, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such the sole member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as the sole member.

Witness my hand and official seal this 12th day of January, 2026.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

_____
Notary Public

MO2026-577

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 12, 2026

Affiant Signature

May 12, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 12 day of May, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2028
DAVIDSON COUNTY